

7795 361

THE COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of The Commonwealth of Massachusetts (appearing in Massachusetts General Laws (Ter. Ed.) Chapter 121, as amended) and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set out in said Housing Authority Law and every other power thereunto enabling, determined that the area or areas hereinafter described within the City of Boston constitute a substandard and decadent area as defined in section 26J of the Housing Authority Law, and further determined in accordance with sections 26KK and 26ZZ of said Law and all other powers granted by said Chapter 121 that a project for the assembly and renewal of said area, hereinafter called the "Washington Park Urban Renewal Area," described in "Annex A," ought to be undertaken in said City; and

WHEREAS, on January 16, 1963, the Redevelopment Authority approved and adopted an Urban Renewal Plan, as defined in said section 121, for the renewal of said area, said plan being entitled, "Washington Park Urban Renewal Plan"; and

WHEREAS, the Authority acting as the Planning Board of said City, the City Council of said City, and the State Housing Board have severally approved said Renewal Plan and project and made appropriate findings in connection therewith, all in accordance with the provisions of law; and

WHEREAS, the City of Boston and said Redevelopment Authority have entered into an agreement, dated March 15, 1963, and entitled, "Cooperation Agreement," providing among other things for a contribution by said City in connection with the carrying out and completion of said Urban Renewal Plan; and

WHEREAS, public hearings on said Urban Renewal Plan and Washington Park Project have been held, after due notice, including public hearings by the said Redevelopment Authority; and

WHEREAS, the Boston Redevelopment Authority, with the written approval of the Mayor of the City of Boston and the State Housing Board, has entered into a Loan and Grant Contract, dated May 1, 1963, with the Housing and Home Finance Agency under Title I of the Housing Act of 1949, as amended, providing for Federal financial assistance in connection with the carrying out and execution of said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority has determined that the taking in fee simple by eminent domain of said area, as hereinafter described, is necessary and reasonably required to carry out the purposes of the Housing Authority Law and said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority in accordance with the provisions of section 26P, sub-paragraph (b), of said Housing Authority Law has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by General Laws (Ter. Ed.) Chapter 79, section 40.

NOW, THEREFORE, ORDERED that the Boston Redevelopment Authority, acting under the provisions of the Housing Authority Law and without limiting the generality of the foregoing, of section 26P, sub-

paragraph (b), of General Laws (Ter. Ed.) Chapter 121, and all other authority thereunto enabling, and pursuant to the applicable provisions of General Laws (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas located in the City of Boston as hereinafter described, including all parcels of land therein, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee to the center of any and all public streets, highways and public ways, contiguous and adjacent to said area or areas, except any and all easements of travel in and to any and all public streets, highways, and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in "Annex B" attached hereto and made a part hereof as though incorporated herein in full and being shown on a plan drawn by Harry R. Feldman, Inc., Surveyors, Boston, Massachusetts, which sheets are respectively entitled: Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans Nos. 4, 9, 10, 12, 13, 15, 18 and 22, a copy of which is to be recorded herewith.

AND FURTHER ORDERED that the BOSTON REDEVELOPMENT AUTHORITY hereby awards the sum of one dollar (\$1.00) as the total amount of damages sustained by the owner or owners and all other persons, including all mortgagees of record having any and all interest in each parcel of the areas described in "Annex B" and entitled to any damages by reason of the taking hereby made; the word "parcel" as herein used being construed to mean any contiguous tract of land in the same ownership, whether or not such tract consists of one or more platted lots or a fractional part thereof.

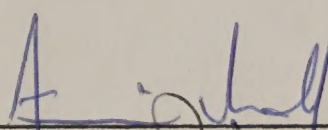
AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds and the Land Registration Section in Boston, Massachusetts.

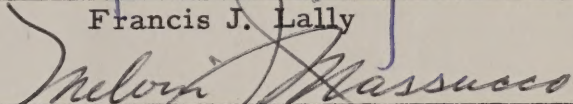
IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the Corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

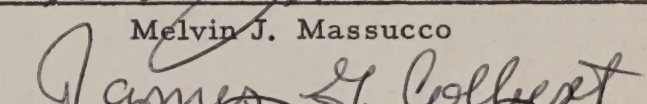
Dated: NOV 7 1963

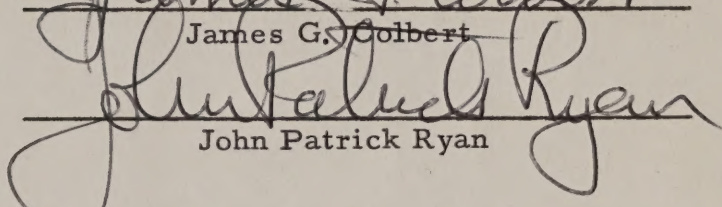
BOSTON REDEVELOPMENT AUTHORITY

By:

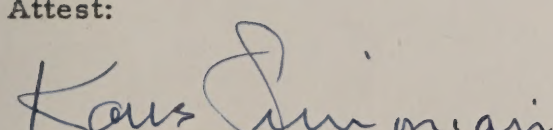

Francis J. Lally


Melvin J. Massucco


James G. Colbert


John Patrick Ryan

Attest:


Secretary of the Boston Redevelopment Authority

WASHINGTON PARK URBAN RENEWAL AREA

PROJECT AREA DESCRIPTION

That certain tract of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

7795 366 Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly sideline of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby to a point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.);

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

7795 368 Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said line with the westerly sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

Thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said line with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

WASHINGTON PARK URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of land are the only parcels taken by this

Order of Taking:

<u>Plan No.</u>	<u>Block</u>	<u>Parcel</u>
4	171C	1 to 9, inclusive, 59, 60
9	240A	2 to 11, inclusive, 42, 43, 44, 45
	240A ²	1 to 5, inclusive, 24, 25, 26, 27, 29
	241	1 to 20, inclusive
10	239B	1 to 5, inclusive, 19 to 36, inclusive
12	235I ²	1 to 6, inclusive, 29, 30, 31, 32
13	235 O	3 to 7, inclusive
15	235B ²	6 to 8, inclusive
	235C ²	1, 2, 24, 25, 26
	235D ²	8, 9, 10, 11, 12
	235E ²	1, 22, 23, 24
	235G ²	17, 18, 35
18	227B ²	1, 2
22	228	6 to 13, inclusive, 17, 18, 19
22	228	14 together with the fee in that part of Dahl Place owned by the owner of said Parcel No. 14 in Block 228, which Dahl Place is to be used as a passageway for the benefit of all those entitled thereto.

There are included within said area the following parcels of

registered land:

REGISTERED LAND PARCELS WITHIN TAKEN AREA

Address: 10 Ashworth Park
Certificate No.: 53205, Suffolk Land Registration,
Book 262, page 5
Owner: Andrew E. Newton and Wilhelmina B.
Newton
Mortgage: Eliot Savings Bank
165 Dudley Street, Roxbury, Mass.
Purpose of Taking: Urban Renewal Area

Address: 6-8 Ashworth Park
Certificate No.: 42071, Suffolk Land Registration
Book 206, page 71
Owner: William H. Rockwell (Married to Anna L.
Rockwell)
Mortgage: Jamaica Plain Cooperative Bank
675 Centre Street, Jamaica Plain, Mass.
Purpose of Taking: Urban Renewal Area

Address: 1996 Columbus Avenue, Corner of
Ashworth Park
Certificate No.: 49949, Suffolk Land Registration
Book 245, page 149
Owner: Philip Krupp (unmarried)
Mortgage: Roxbury-Highland Cooperative Bank
515 Centre Street, Jamaica Plain, Mass.
Purpose of Taking: Urban Renewal Area

Address: 1990 Columbus Avenue
Certificate No.: 64603, Suffolk Land Registration,
Book 319, page 3
Owner: Vincent J. Falcone (Married to Julia
M. Falcone)
Mortgage: Newton Cooperative Bank
305 Walnut Street, Newton, Mass.
Purpose of Taking: Urban Renewal Area

Address: - Dahl Place,
Certificate No.: 47316, Suffolk Land Registration,
Book 232, page 116
Owner: Vincent J. Falcone (Married to Julia M.
Falcone)
Mortgage: Newton Cooperative Bank
305 Walnut Street, Newton, Mass.
Purpose of Taking: Urban Renewal Area

Address: - Dahl Place
Certificate No.: 40280, Suffolk Land Registration
Book 197, page 80
Owner: Vincent J. Falcone (Married to Julia M.
Falcone)
Mortgage: Newton Cooperative Bank
305 Walnut Street, Newton, Mass.
Purpose: Urban Renewal Area

Address: 25 Walnut Park
Certificate No.: 64, Suffolk Land Registration
Book 1-A, page 64
Owner: Rosina Dahl (Unmarried)
Purpose: Urban Renewal Area

Address: 105 Waumbeck Street

Certificate No.: 68205, Suffolk Land Registration,
Book 337, page 5

Owner: 4 Close, Inc., a Massachusetts Corp.

Mortgages: 1) Theodore Ladoulis, 20 Pemberton Sq.
Boston, Mass.
2) Reliance Co-op Bank, Cambridge,
Mass.

Purpose of Taking: Urban Renewal Area

Address: 105 to 111 Humboldt Avenue

Certificate No.: 58646, Suffolk Land Registration
Book 289, page 46

Owner: Harry N. Gorin and Frank Leeder,
Trustees of the Tudor-Centre Trust

Mortgage: Charlestown Savings Bank (Formerly
Charlestown Five Cents Savings Bank),
55 Summer St., Boston, Mass.

Purpose of Taking: Urban Renewal Area

Address: 175 Townsend Street

Certificate No.: 47706, Suffolk Land Registration
Book 234, page 106

Owner: James E. Lumpkin and Mamie J. Lumpkin
(Husband and wife)

Mortgage: North Avenue Savings Bank
Cambridge, Mass.

Purpose of Taking: Urban Renewal Area

Address: 124-126 Bower Street and 10-12
Harold Street

Certificate No.: 65607, Suffolk Land Registration
Book 324, page 7

Owner: James H. Boyle & Son, Inc.

Purpose of Taking: Urban Renewal Area

Address: 49 Humboldt Avenue

Certificate No.: 55229, Suffolk Land Registration
Book 272 , page 29

Owner: Leslie George Pitter and Elfreda
Manuelita Pitter (Husband and Wife)

Mortgage: Home Owners Federal Savings and Loan
Association
21 Milk St. , Boston, Mass.

Purpose of Taking: Urban Renewal Area

Address: 177 Townsend Street

Certificate No.: 70515, Suffolk Land Registration
Book 348, page 115

Owner: Ardella M. Buchanan

Mortgage: Dorchester Savings Bank
572 Columbia Road, Dorchester, Mass.

Purpose of Taking: Urban Renewal Area

SUPPOSED OWNERS

The supposed owners of the parcels of land hereby taken are as follows:

<u>Street Address</u>	<u>Supposed Owner</u>
27-29 Walnut Ave., corner of Circuit St.	Charlie W. Daugherty et al
31 Walnut Ave.	Mary M. Williams, Admx. of Estate of Robert W. Greer
33-35 Walnut Ave.	Chart Realty Corp.
37 Walnut Ave.	Mildred E. Canada
39 Walnut Ave.	Thomas E. Tanner
45 Walnut Ave.	Ethelbert T. Payne
53 Walnut Ave.	John H. Mason
49 and 49R Walnut Ave.	Marjorie S. Reynolds
65 Walnut Ave.	Rebo Real Estate & Development Co., Inc.
6 Circuit St.	Robert W. Greer
4 Circuit St.	City of Boston
317 Walnut Ave.	Micaela Fontes
331-335 Walnut Ave.	366th Infantry Amvets Post No. 128, Inc.
2022-2026 Columbus Ave.	Humble Oil & Refining Co.
2012 Columbus Ave.	Sun Oil Co. of New Jersey
2002-2004 Columbus Ave., Corner Ashworth Pk.	Sun Oil Co. of New Jersey
9 Ashworth Pk.	John E. Kelley et al
10 Ashworth Pk.	Andrew E. Newton et al
6-8 Ashworth Pk.	William L. Rockwell
1996 Columbus Ave., Corner Ashworth Pk.	Philip Krupp
1990 Columbus Ave.	Vincent J. Falcone
1984 Columbus Ave., Corner Dahl Pl.	Vincent J. Falcone

<u>Street Address</u>	<u>Supposed Owner</u>
15-15 1/2 Walnut Pk.	Mahe A. Visvis
17-19 Walnut Pk.	Ernest Johnson
25 Walnut Pk.	Rosina Dahl
52 Hollander St.	William Perlmutter
50 Holland St. ; 151- 157 Harold St.	Celia Cohen
163-165 Harold St. ; 105 Waumbeck St.	4 Close, Inc.
154-160 Harold St.	George M. Romanos, Jr., Trustee of Sonamor Realty Trust
44-46 Hollander St.	John P. Helfer et al
91 Waumbeck St.	Fred B. Younger
164 Harold St. , 93 Waum- beck St.	Manuel S. Camillo et al
162 Harold St.	Manuel S. Camillo et al
141-141A Harold St.	Dorothy M. Robinson
143 Harold St.	Kathleen Louise Adams, Trustee
145 Harold St.	Edward Peroti et al
147 Harold St.	Martha Aldridge
136-146 Harold St. ; Holworthy St.	Julius A. Bloom et al
49 Hollander; 149-149A Harold St. 43 Hollander St.	Early L. Gray et al William H. Hester et al
45 Hollander St. ; 150- 152 Harold St.	Charles Taylor et al
148 Harold St.	Freda Barsky
88 Harrishof St.	George V. Jackson et al
86 Harrishof St.	William Warren et al
126-134 Harold St.	Dorothy Popkin
99-103 Humboldt Ave. ; Corner Townsend St.	Oscar Savitz et al
105-111 Humboldt Ave.	Harry N. Gorin & Frank Leeder, Trustees of Tudor-Centre Trust

Street AddressSupposed Owner

113-117 Humboldt Ave. ;
81 Harrishof St.

Hamilton Wyche et al

85 Harrishof St.

Julian D. Steele, Trustee of
Walnut Real Estate Trust

87 Harrishof St.

Ruth Weaver Browne

89 Harrishof St.

William Silcott et al

173 Townsend St.

Oscar R. Jenkins, Trustee
of Jenkins Realty Trust

173A Townsend St.

Gradye L. Cooper

175 Townsend St.

James E. Lumpkin et al

177 Townsend St.

Ardella M. Buchanan

108-110 Humboldt Ave.

William H. Merriweather

104-106 Humboldt Ave.

Hyman J. Craddock

187-193 Townsend St.

Daniel Weisberg et al

199 Townsend St.

Warren H. Sylvester

203 Townsend St.

Willie Mae Thrash

38 Munroe St.

Carrie Williams

3 Hazelwood St.

Mirian Sullivan

3-5 Rear Hazelwood St.

City of Boston

5 Hazelwood St.

Lilliam T. Lopes

9 Hazelwood St.

Louise Catherwood

22-24 Elbert St.

Bay State Federal Savings
and Loan Association

18-20 Elbert St.

Eaton Credit Union

14-16 Elbert St.

City of Boston

10-12 Elbert St.

Bay State Federal Savings
and Loan Association

6-8 Elbert St.

Daniel McMillan Jr., et al

2-4 Elbert St.

Bay State Federal Savings
and Loan Association

74-78 Humboldt Ave.,
2A Elbert St.

George A. Martin et al

70-72A Humboldt Ave.

Kate Robinson

Street AddressSupposed Owner

7795 377

68 Humboldt Ave.

Maude N. Somerville, a/k/a
Maude U. Somerville

64-66 Humboldt Ave.

Raymond O. Murray, Trustee

54 Munroe St.

Theodore McKinney et al

52 Munroe St.

Louis Gomes Tavares et al

50 Munroe St.

Dorothy M. Smith

48 Munroe St.

James F. Roberts, Jr., et al

46 Munroe St.

Louella W. Bryant

44 Munroe St.

Clover Realty Corp.

42 Munroe St.

David Johnson et al

40 Munroe St.

Willie Little

130 Bower St.

Irene Shiver

126 Bower St. ;
10-12 Harold St.

James H. Boyle & Son, Inc.

122 Bower St.

Abraham Potter

120 Bower St.

Henry P. Evans

114-116-118 Bower St.

Lois R. Waldman, Trustee for
Jason J. Waldman

112 Bower St.

Wise M. Tanner et al

110 Bower St.

Jacob Adams et al

43 Humboldt Ave. ;
Bower St.

Norman L. Munson, Tr.

45 Humboldt Ave.

Louise Goode

47-49 Humboldt Ave.

Leslie George Pitter et al

2 and 6 Harold Pk.

Mary A. McManus Colleran

18 Harold St.

Alfred Steward et al

14-16 Harold St.

Alfred C. Tynes, Trustee

VL Harold St.

City of Boston

164 Walnut Ave.

Julian D. Steele, Trustee of
Walnut Real Estate Trust

5 Harold St.

Thomas E. Jones

Street AddressSupposed Owners

7 Harold St.	Melville G. Clark et al
9 Harold St.	Mary A. Colleran
17 Harold St.	Catherine O'Donoghue
178 Walnut Ave.	William B. Jackson et al
176 Walnut St.	Harry J. Nickerson et al
172 Walnut Ave.	Harold H. Hale et al
170 Walnut Ave.	Mable N. James
166 Walnut Ave.	Albert Barnes et al
134-136 Walnut Ave.	Harold J. Golden et al
11-15 Humboldt Ave.	Philip B. Cardozo
17-21 Humboldt Ave.	Louis Birt et al
23-27 Humboldt Ave.	Frank Robertson and Luzon Nichols
29 Humboldt Ave.	Seth B. Adams et al
31 Humboldt St.	Eric Harriott et al
33 Humboldt	Ethel R. Watkins
35 Humboldt St.	Rebecca Everett
37 Humboldt St.	Margaret Wattley
39-41 Humboldt Ave. ; 103 Bower St.	Eric Harriott Trustee Barrington Trust
107-109-111 Bower St.	City of Boston
113 Bower St.	Fred Entzminger
115 Bower St.	Jacob Adams et al
117 Bower St.	Albert C. Webster et al
121-125 Bower St.	Randolph M. Soso et al
127-131 Bower St.	William G. Hill
VL Walnut Ave. and Corner Bower St.	City of Boston
142 Walnut Ave.	Trustees of African Methodist Episcopal Zion Church in America

Street Address

Supposed Owner

7795 379

140 Walnut Ave.

Eddie L. Daniels, Jr. et al

138 Walnut Ave.

Donald Jemmott et al

The names of owners herein listed as supposed owners, although supposed to be correct, are such only as matter of information, opinion and belief and are listed for informational purposes only.

END

NOTE: The Key Plan and Plans Nos. 2, 6 and 7 are recorded at Suffolk Registry of Deeds, Book 7785, page 461.

Nov. 8, 1963. At 3 o'clock & 12 mins. P.M. Rec'd. Ent'd. & Exam'd. - 155